



Retail For Lease

880 Warden Avenue











Overview

880 Warden Avenue consists of 8,534 SF of retail space in the grocery anchored Eglinton Corners Shopping Centre at Eglinton & Warden. The property is zoned for a variety of retail uses, including daycares, animal hospitals, pet stores, full service restaurants and many more. With ample exposure to Warden Avenue, this freestanding opportunity features generous ceiling heights, dedicated access to shipping & receiving, patio potential and is anchored by Adonis, Best Buy, Boston Pizza, DSW, HomeSense, Sport Chek and The Brick.

Demographics

	1km	3km	5km
 Population	3,089	123,550	377,926
 Daytime Population	8,094	122,470	337,140
 Growth Rate (2015-2020)	3%	5%	6%
 Avg. Household Income	\$68,691	\$82,665	\$89,337
 Median Age	38	41	40
 Education (Bachelor Degree or Higher)	21%	21%	25%

Source: Statistics Canada, 2020

Property Details

SIZE | 8,534 SF (Divisible)

AVAILABLE | Immediately

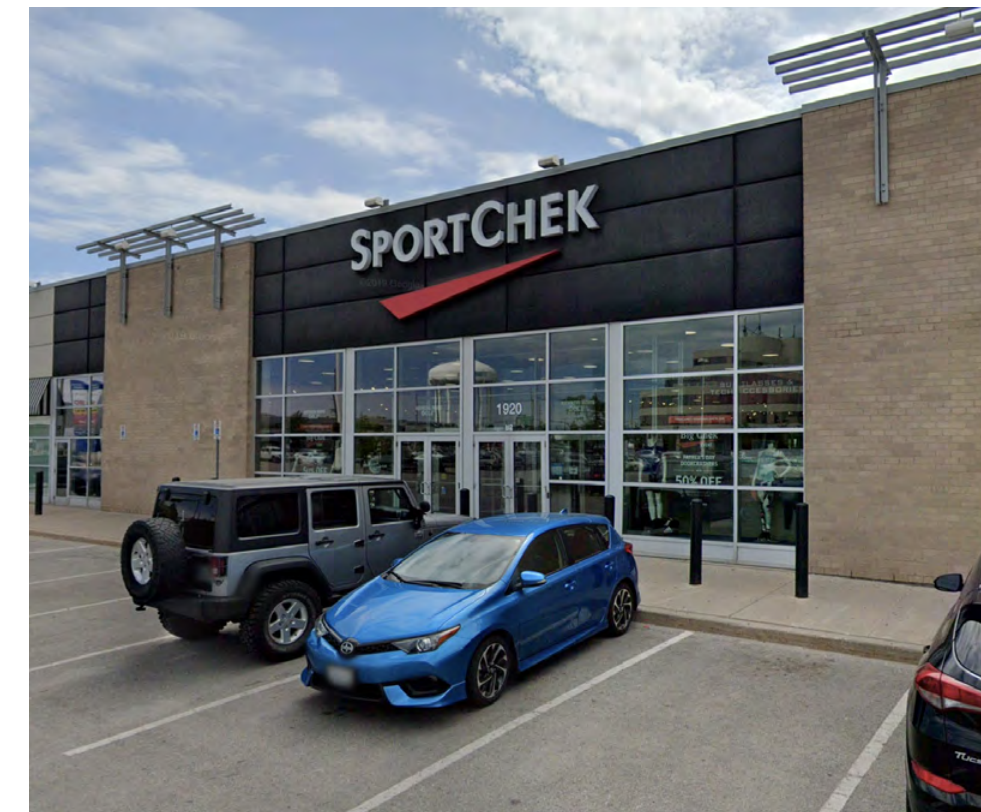
TERM | 5 - 10 Years

NET RENT | \$30.00 PSF

ADDITIONAL RENT | \$14.08 PSF (EST. 2021)

Highlights

- Located on “The Golden Mile” in a 200,000 SF grocery anchored site
- Anchored by Adonis, The Brick, Sport Chek, HomeSense, Best Buy and RBC
- Free-standing retail space with ample on-site parking
- Patio potential
- Pylon signage available
- Located directly on the future Eglinton LRT Line



Neighbouring Retailers & Future Developments



Site Plan



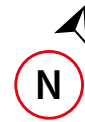
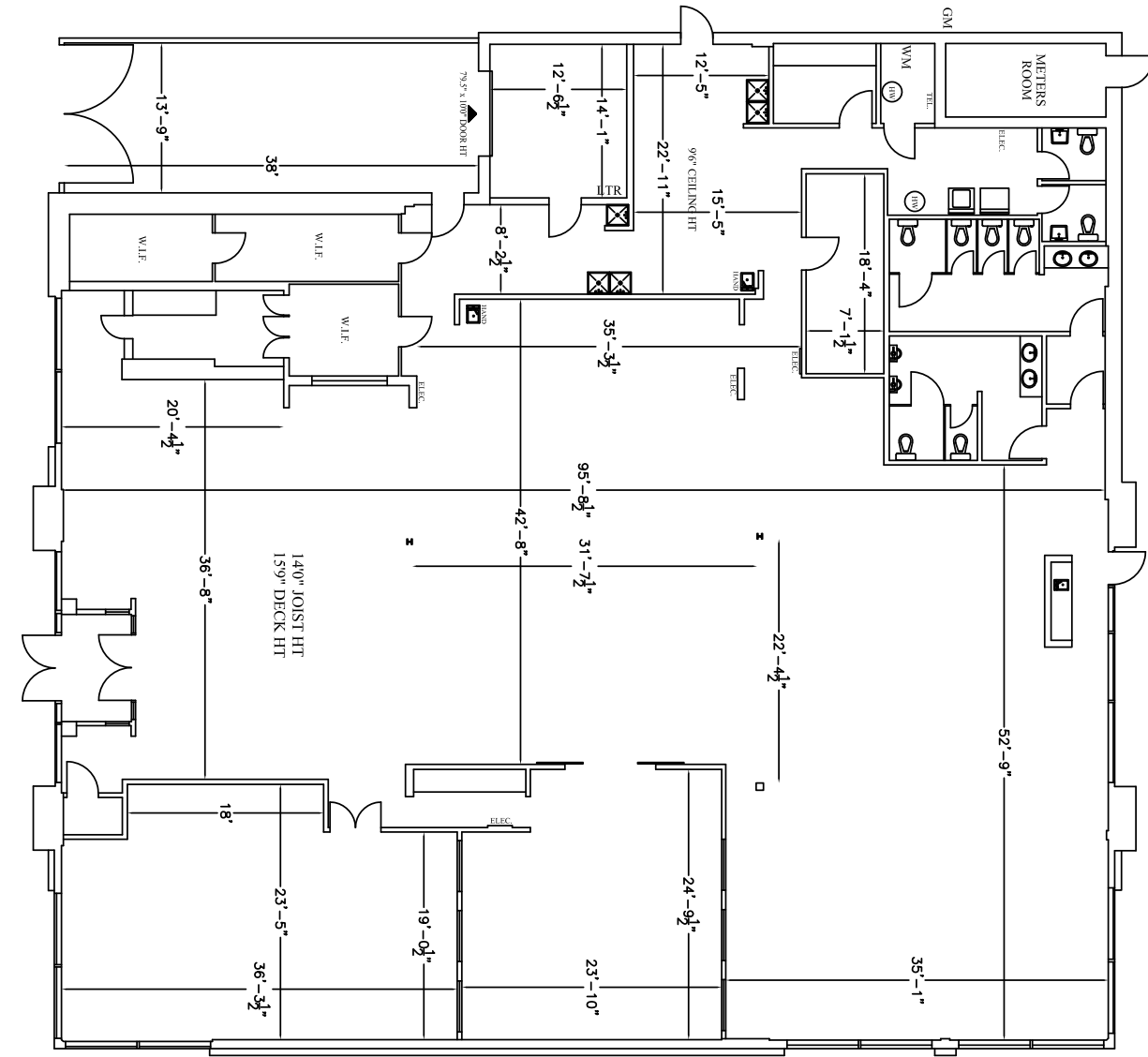
EGLINTON AVENUE EAST



WARDEN AVENUE

Floor Plan

GROUND FLOOR | 8,534 SF (Divisible)



WARDEN AVENUE

FOR LEASE | 880 WARDEN AVENUE

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